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MLS#: 339671 m **VT:** Y
Status: Active
Type: Patio/Garden Home
Address: 9117 E LAKEPOINT
 WICHITA, KS 67226
County: Sedgwick
Area: 425
Subdivision: WOODSPRING
Asking Price: \$299,500
Class: Residential
Elem. School: Benton
Middle School: Benton
High School: Circle
\$/TFLA-AGLA: \$87-\$136
Lot Size/SQFT: 5527
Appraisal?:
AG Bedrooms: 2
Total Bedrooms: 3
AG Full/Half Baths: 2/1
Total Baths: 3.5
Approx AGLA/Source: 2,205/Court House
Approx BFA/Source: 1,225/Measured
Approx TFLA: 3,430
Garage: Two Car
Original Price: \$318,500
Levels: One Story
Basement: Yes - Finished
Approx. Age: 21 - 35 Years
Year Built: 1984
Acreage Range: City Lot
Acreage:
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor	Internet Display:	Y	Address Display:	Y
M	Master BR	15x14'6	Carpet	Comment Display:	Y	Valuation Display:	Y
M	Bedroom	14'3x11'9	Carpet	Estimated Completion Date:			
M	Living Room	20'7x14'2	Wood	Builder Name:		STAPLES	
M	Kitchen	12'8x12'3	Wood	Other Rooms:	Exercise Room, Foyer, Office		
M	Dining	14'3x11'9	Wood	Legal:	Long, see tax sheet		
M	Dining	12'3x10'3	fast Wood	Directions:	Approximately 2600 N Webb Road, to Woodspring Street, go West on Woodspring St. to Lakepoint Drive then left to address.		
L	Rec. Room	20'x16'4	Carpet				
L	Bedroom	18'4x11'6	Carpet				
L	Exercise Rm	18'11x14'	Tile				
L	Office	8'x7'9	Carpet				

Features

Appliances:	Dishwasher, Disposal, Refrigerator, Range/Oven	Flood Insurance:	Unknown
Basement Finish:	1 Bedroom, 1 Bath, Rec/Family Room, Office, Storage, 1 Add. Finished Room	Roof:	Shake
Exterior Amenities:	Patio, Sprinkler System, Storm Windows/Ins Glass	Frontage:	Paved Frontage
Neighborhood Amenities:	Golf Course, Greenbelt, Jogging Path, Lake/Pond	Heating:	Forced Air, Gas
Interior Amenities:	Ceiling Fan(s), Closet-Walk-In, Fireplace Doors/Screens, Hardwood Floors, Humidifier, Security System, Skylight(s), Vaulted Ceiling, Whirlpool, Window Coverings-All	Fireplace:	Two, Living Room, Family Room
HOA Due Include:	Lawn Service, Snow Removal, Trash, Other/See Remarks	Dining Area:	Eating Space in Kitchen, Formal
Architecture:	Ranch, Traditional	Utilities:	Sewer, Natural Gas, Public Water
Exterior Construction:	Masonry-Brick	Garage:	Attached, Opener, Oversized, Side Load
Lot Description:	Standard	Possession:	At Closing
Cooling:	Central, Electric	Documents:	Documents Online, Sellers Prop. Disclosure
Kitchen Features:	Pantry, Range Hood, Electric Hookup	Proposed Financing:	Conventional, FHA, VA
Master Bedroom:	Master Bdrm on Main Level, Master Bedroom Bath, Shower/Master Bedroom, Tub/Master Bedroom, Sep. Tub/Shower/Mstr Bdrm		
Laundry:	Main Floor		
Basement/Foundation:	Day Light		
Ownership:	Individual		
Warranty:	No Warranty Provided		
Property Condition Rpt:	Y		

Taxes & Financing

Assumable:	N	General Taxes:	\$3,546.56	General Tax Year:	2012
Yearly Specials:	\$0.00	Total Specials:	\$0.00	Currently Rented?	N
Yearly HOA Dues:	\$2,000.00	HOA Initiation Fee:	\$0.00	Earnest Money:	\$1T
HBBP Company:				Rental Amount:	

Comments

Public Remarks: Patio Home living in a most convenient location! Recently refreshed interior including wallpaper removal, painting and NEW HARDWOOD FLOORING IN LIVING, DINING AND BREAKFAST ROOM! The existing hardwood in the kitchen, entry and halls has been refinished to match the new flooring! Very competitively priced at 299,500 for over 3,400 Sq. Ft! Woodspring @ Tallgrass Country Club is one of the most sought after gated communities in NE Wichita offering low maintenance living, high quality full brick construction and exceptional floor plans! This beautiful home features a bright living room with cathedral ceiling, plantation shutters, fireplace and walk-in wet bar. Adjoining the living room is an ample formal dining area which overlooks the wooded commons. The spacious Kitchen offers expansive workspaces on granite counter tops, loads of cabinets, a built-in refrigerator, a cathedral ceiling with large skylight and hardwood flooring. The Master suite includes a detailed ceiling, built-in cabinetry and a bright bath with whirlpool tub. The additional main floor bedroom includes its own private bath and could easily serve as your home office with built-in bookshelves. You will love the finished lower level family room with built-ins and large fireplace, adjoining the family room is a small area that makes a nice office or wrapping center. The third bedroom, exercise room, and ample storage space complete the lower level! Outside the view is exceptional; an oversized patio overlooks the heavily wooded commons, what a great place to enjoy morning coffee or entertain you family and friends. HOA dues for 2012 are \$2,000.00 per year. Dues are paid \$500.00 quarterly. The dues include: common area mowing, starts up and shut down the sprinkler systems, fertilization once in the Spring, once in the Summer and once in the Fall. Snow removal (accumulation over 4") and trash collection are also included. Each homeowner is responsible for maintenance of their structure, yearly sprinkler PVB testing, sprinkler system repairs and tree/shrub/garden maintenance.

Private Remarks: Gate code required for after hour showings.

Office and Showing Information

LstOff: Coldwell Banker Plaza Real Estate - E Central
LstAgt: Frank Priest III - FPRIEST
Co-Off:
Co-Agt: -
DOM/CDOM: 198/383
Type of Listing Excl Right w/o Reserve
ToShow: Call Showing #
Lockbox SCK MLS

Office Phone
Cntct Ordr
Cell

316-686-7121
Ph. Num
316-6857121

Lst Date: 07/06/2012
Exp Date: 1/26/2013
Sub-Agent 0
Buyer Broker 3
Trans Broker 3
Var Comm NONVAR
Agent Type DesignatedSellAgt
Input Date 07/09/2012

Showing Phone 945-7400
Model Home Ph.

MLS#: 339671

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 1/19/2013 4:36:19 PM**